

2335 St Clair Avenue West – Zoning By-law Amendment Application – Decision Report – Approval

Date: August 29, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 5 - York South-Weston

Planning Application Number: 24 117894 WET 05 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law at 2335 St. Clair Avenue West to permit the development of an 11-storey residential building with a six-storey streetwall and setbacks at levels seven, nine, ten and eleven. The proposal includes 72 residential units and 16 vehicular parking spaces.

RECOMMENDATIONS

The Director, Community Planning Etobicoke York recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands municipally known as 2335 St Clair Avenue West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the south side of St. Clair Avenue West, approximately 125 metres west of Cobalt Avenue and 310 metres east of Runnymede Road. The site is generally flat and rectangular in shape, with a frontage of approximately 23 metres and a depth of approximately 49 metres and a lot area of approximately 1,120 square metres.

Existing Uses

The site is occupied by a used car lot with no existing structures. See Attachment 2 for the Location Map.

Surrounding Uses

North: of the site fronting St. Clair Avenue West is La Paz Co-Operative Homes (Oscar Romero Place), and a property occupied by a car dealership, known as Ken Shaw Lexus and Toyota. Northeast of the site, at the northwest corner of St. Clair Avenue West and Symes Road, is a 10-storey mixed-use building.

South: of the site is a public laneway which connects Cobalt Avenue to Runnymede Road, providing additional vehicular access for the properties on the south side of St. Clair Avenue West and the houses on the north side of Ryding Avenue. The properties on Ryding Avenue, to the south, are occupied by detached and semi-detached residential dwellings.

East: of the site is a large one-storey auto repair garage. Further east is a mix of uses, including a gas station, a two-storey vehicle dealership and associated surface parking lot, a two-storey office building and a one-storey restaurant.

West: of the site is a used car dealership with a one-storey building and associated parking lot. Further west, between the site and Runnymede Road, is a main street generally characterized by two- and three-storey buildings on varying lot sizes with non-residential uses at-grade and residential uses above.

THE APPLICATION

Description

The proposal is for an 11-storey (35.1-metre, excluding mechanical penthouse) building containing 72 residential units.

Density

The proposal has a density of 5.69 times the area of the lot.

Residential Component

The proposal includes 72 dwelling units, 32 one-bedroom (44.5%), 34 two-bedroom (47.2%), and six three-bedroom units (8.3%).

Amenity Space

The proposal includes 157 square metres of indoor amenity space (2.18 square metres per unit) and 131 square metres of outdoor amenity space (1.82 square metres per unit).

Roadway and Laneway Widening

A 4.94-metre road widening is proposed along St. Clair Avenue West and a 1.98-metre widening is proposed along the rear laneway, all to be conveyed to the City.

The effect of the two widenings will reduce the size of the site from approximately 1,120 to 960 square metres.

Access, Parking and Loading

Vehicle access would be from a public laneway, which connects Cobalt Avenue to Runnymede Road.

The proposal includes a total of 16 vehicular parking spaces, located one level below grade, of which six are designated as visitor parking spaces (including one accessible space).

The proposal also includes a total of 81 bicycle parking spaces, comprising 66 long-term spaces, located below grade, and 15 short-term spaces on the main floor.

The application also proposes a Type G loading space.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations and 3D massing views of the proposal. Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre at: www.toronto.ca/2335StClairAveW

Reasons for Application

The proposal requires an amendment to bring the lands into Zoning By-law 569-2013 and to vary specific performance standards, including the maximum building height, maximum density, minimum setbacks, maximum projections and encroachments, and vehicular and bicycle parking requirements, among other standards.

APPLICATION BACKGROUND

A pre-application consultation meeting was held on March 1, 2023. The application was received on February 22, 2024 and deemed complete on September 11, 2024. The reports and studies submitted in support of this application are available on the Application Information Centre: www.toronto.ca/2335StClairAveW.

Agency Circulation Outcomes

The application, together with the applicable reports noted above, has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as *Avenues*, and designates the site as *Mixed Use Areas*. See Attachment 3 of this report for the Land Use Map.

Mixed Use Areas are identified as areas where significant growth is intended to occur, including a broad range of commercial, residential and institutional uses, as well as parks, open spaces and utilities. *Mixed Use Areas* are anticipated to absorb most of the expected increase in retail, office and service employment, as well as significant increases in residential buildings. Development in *Mixed Use Areas* is intended to provide a balanced mix of uses that provide goods and services locally and can support reducing dependency on the automobile. Providing appropriate transition to lower-scale areas and limit impact to nearby *Neighbourhoods* lands.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: [Official Plan - City of Toronto](#).

Official Plan Amendment 144

The St. Clair Avenue West Study for the segment between Keele Street/Weston Road and Scarlett Road resulted in Official Plan Amendment 144 and implementing Zoning By-law 1170-2011 as well as St. Clair Avenue West Design Guidelines. OPA 144 was enacted by City Council at its meeting of September 22, 2011 and was appealed to the Ontario Municipal Board along with implementing Zoning By law 1170-2011. OPA 144 and Zoning By-law 1170-2011 is now in full force and effect.

Zoning

The site is not currently subject to city-wide Zoning By-law 569-2013. The in-force Zoning By-law for the site is the former City of Toronto Zoning By-law 438-86, as amended Zoning By-law 1170-2011. A copy of Zoning By-law 1170-2011 can be found at the following link: <https://www.toronto.ca/legdocs/bylaws/2011/law1170.pdf>

The site is zoned MCR T3.0 C1.0 R2.5, allowing a total density of 3.0 times the lot area (2.5 residential and 1.0 non-residential) and a maximum height of 20 metres.

See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- St. Clair Avenue West Design Guidelines (Keele Street/Weston Road to Scarlett Road)
- Mid-Rise Building Performance Standards and Draft Mid-Rise Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund).

PUBLIC ENGAGEMENT

Community Consultation

On Monday, November 19, 2024, an in-person community consultation meeting (CCM) took place at David Appleton Community Centre. The Ward Councillor, the applicant, and 14 members of the public attended the meeting. City Planning staff presented the planning policy framework and an overview of the application review process, while the applicant presented details of their development proposal. The following issues were discussed at the CCM:

- traffic impacts in the area due to construction and new residents
- potential parking supply impacts and what parking ratios are being proposed
- the tenure of the proposed residential units and a request to include affordable housing
- maintenance of the lane
- Capacity of schools, community centres, libraries, and other public facilities to accommodate additional residents.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal and have determined it is consistent with the Provincial Planning Statement (2024).

Land Use

The proposal seeks to intensify lands designated Mixed Use Areas along the St. Clair Avenue West *Avenues* corridor. The proposed development at this site is appropriate and aligns with the Official Plan direction for *Mixed Use Areas* on an *Avenue*.

Housing

The proposal would result in 72 residential units, with a unit mix that provides for 47.2% two-bedroom units and 8.3% three-bedroom units. Although the three-bedroom unit count is less than the minimum requirements of the Growing Up Guidelines, the combined two and three bedroom unit count far exceeds the minimum requirements of the Growing Up Guidelines and this unit mix is being secured in the Draft Zoning By-law.

Density, Height, Massing

An 11-storey mid-rise building (35.1 metres, with an additional 4.5-metre shared mechanical/amenity floor penthouse) with a proposed density of 5.69 FSI and 72 units represents appropriate development and fits with the existing and planned context. Within the immediate and broader area along St. Clair Avenue West, the built form consists of existing, recently constructed or approved mid-rise buildings.

The proposed six-storey streetwall (19.25 metres) would provide for a comfortable, pedestrian-scaled environment with a height that is less than 80 percent of the planned 30-metre right-of-way width. The streetwall height, together with the proposed stepbacks at levels seven, nine, ten and eleven, will provide for an articulated massing and good street proportion.

The rear of the proposed building would also align with the City's new mid-rise performance standards for rear transition. An 11.92-metre setback is proposed from the new property line (resulting from the proposed laneway conveyance) that exceeds the minimum rear transition performance standards for mid-rise buildings.

No windows are proposed on the east or west walls, along the property lines.

Public Realm

The articulated mid-rise design provides appropriate street proportion and ensures access to daylight and sky views. The planned road widening along St. Clair Avenue West will accommodate a sidewalk with a width of 2.1 metres, along with boulevard improvements to be further detailed and secured through the Site Plan Control process.

At grade, the proposed 0.5-metre front setback from the new property line will further contribute to the enhanced streetscape.

Shadow Impact

The applicant submitted a Sun/Shadow Study prepared by 4 Architectural Inc., dated April 22, 2025, to support the proposal. Staff are satisfied that the resulting incremental shadows on the public realm and public spaces are limited and minimized, with continuous afternoon sunlight on the north sidewalk of St. Clair Avenue West during the spring and fall equinoxes.

Wind Impact

The applicant submitted a Pedestrian Level Wind Study prepared by Gradient Wind Engineers on January 24, 2024 and March 14, 2025, that shows the inclusion of wind mitigation measures and features that would improve local wind conditions in key areas of the proposed development. Wind mitigation will be further refined and secured through the Site Plan Control review process.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report prepared by LEA Consulting Ltd. on July 22, 2024, April 17, 2025 and July 18, 2025 to support the proposal. These reports evaluated existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses, and provided rationale for any possible new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development. City staff and commenting agencies have reviewed the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development.

Engineering Review staff have reviewed the submitted materials and identified outstanding items that require a revised Functional Servicing and Stormwater Management Report for review and acceptance by the Director, Engineering Review, Development Review. Staff are including a holding provision in the Zoning By-law Amendment to remain in place until such time that a Functional Servicing and Stormwater Management Report have been submitted by the owner and accepted by the Director, Engineering Review, Development Review, and that any associated financially secured agreement for required upgrades and necessary approvals have been issued.

Road Widening

To satisfy the Official Plan requirement of a 30-metre-wide right-of-way for this segment of St. Clair Avenue West, a 4.94-metre road widening dedication along the frontage of the site is required and is proposed to be conveyed to the City.

To satisfy the Official Plan requirement of a 6-metre-wide laneway right-of-way, a 1.98-metre widening dedication along the rear laneway is proposed to be conveyed to the City.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

A Transportation Study prepared by LEA Consulting Ltd. on February 12, 2024 and a parking justification letter dated April 2025 were submitted in support of the application. An additional addendum was submitted on July 25, 2025. The study provides an analysis on traffic impact based on projected vehicular trips, along with a vehicular parking analysis and a loading needs analysis. The study concluded that the traffic generated by the proposal would result in acceptable impacts on the surrounding street network. Transportation Review accepts the conclusions of the study and is satisfied with the provision of vehicular and bicycle parking and loading.

Compatibility/Mitigation, Air Quality, Dust, Odour, Noise and Vibration Study

The site is within 300 metres of the rail corridor and shunting yard. The applicant submitted a Compatibility/Mitigation, Air Quality, Dust, Odour prepared by Gradient Wind on January 10, 2024, and Noise and Vibration Study prepared by Valcoustics Canada Ltd. on February 16, 2024, and July 23, 2025, in support of the proposed development. The Studies concluded that since the stationary source noise limits apply outside at the planes of (sensitive) windows, it is not practicable to meet Class 1 limits at residential windows of many of the proposed suites, which are exposed to the stationary sources. Thus, it is recommended that the site be classified as Class 4 as defined under MECP Publication NPC-300. The findings of the studies must be peer reviewed to confirm their appropriateness. Staff are including a (H) holding provision in the Zoning By-law Amendment to remain in place until such time that the peer review process is completed to the satisfaction of the Executive Director, Development Review.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit.

Tree Preservation and Tree Planting

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Article II (Private Tree By-law). The Arborist Report indicates that the proposed development would require the removal of one by-law-protected private tree. The applicant has provided a Landscape Plan proposing one tree to be planted on City Road allowance along St. Clair Avenue West and one tree on private property.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision

and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision.

Conditions to lift the Holding provision relate to required revisions, including satisfactory Functional Servicing and Stormwater Management, provision of a financially secured agreement for any new or upgraded infrastructure needs identified in the revised report, and completion of peer reviews of submitted Compatibility/Mitigation, Air Quality, Dust, Odour and Noise and Vibration Studies.

Toronto Green Standard

Tier 1 performance measures that will be secured through the site-specific Zoning By-law include rates of vehicular parking spaces and bicycle parking spaces to be equipped with energized outlets and soil volume on the site. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, would be secured through the Site Plan Control process.

CONTACT

Ali Meghani, Senior Planner
Community Planning
Tel. No. 416-394-8236
E-mail: Ali.Meghani@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: North Elevations
- Attachment 8: East Elevations
- Attachment 9: South Elevations

Attachment 10: West Elevations

Attachment 11: 3D Massing Model Looking Southeast

Attachment 12: 3D Massing Model Looking Northwest

Attachment 1: Application Data Sheet

Municipal Address: 2335 St Clair Ave. West Date Received: February 22, 2024

Application Number: 24 117894 WET 05 OZ

Application Type: Rezoning

Project Description: An 11-storey residential building with 72 residential units.

Applicant	Agent	Architect	Owner
Bousfields Inc. c/o Anne James 3 Church Street, Suite 200, Toronto, Ontario M5E 1M2	Bousfields Inc. c/o Anne James 3 Church Street, Suite 200, Toronto, Ontario M5E 1M2	4 Architecture Inc. 8966 Woodbine Avenue, Suite 300, Markham, Ontario L3R 0J7	LH (St. Clair) LP, c/o Adelino Ribeiro, 9251 Yonge Street, Suite 300, Richmond Hill, Ontario L4C 9T3

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T3.0 C1.0 R2.5	Heritage Designation: N
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	1,119.50	Frontage (m):	22.86	Depth (m):	48.90 to 48.92
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			444.42	444.42
Residential GFA (sq m):			5,457.61	5,457.61
Non-Residential GFA (sq m):				
Total GFA (sq m):			5,457.61	5,457.61
Height - Storeys:			11	11
Height - Metres:			35.1	35.1

Lot Coverage Ratio (%)	46.30	Floor Space Index:	5.69
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
	5,277.5	180.31

Residential GFA: 5,457.61
Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			72	72
Freehold:				
Condominium:				
Other:				
Total Units:			72	72

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			32	34	6
Total Units:			32	34	6

Parking and Loading

Parking Spaces:	16	Bicycle Parking Spaces:	81	Loading Docks:	1
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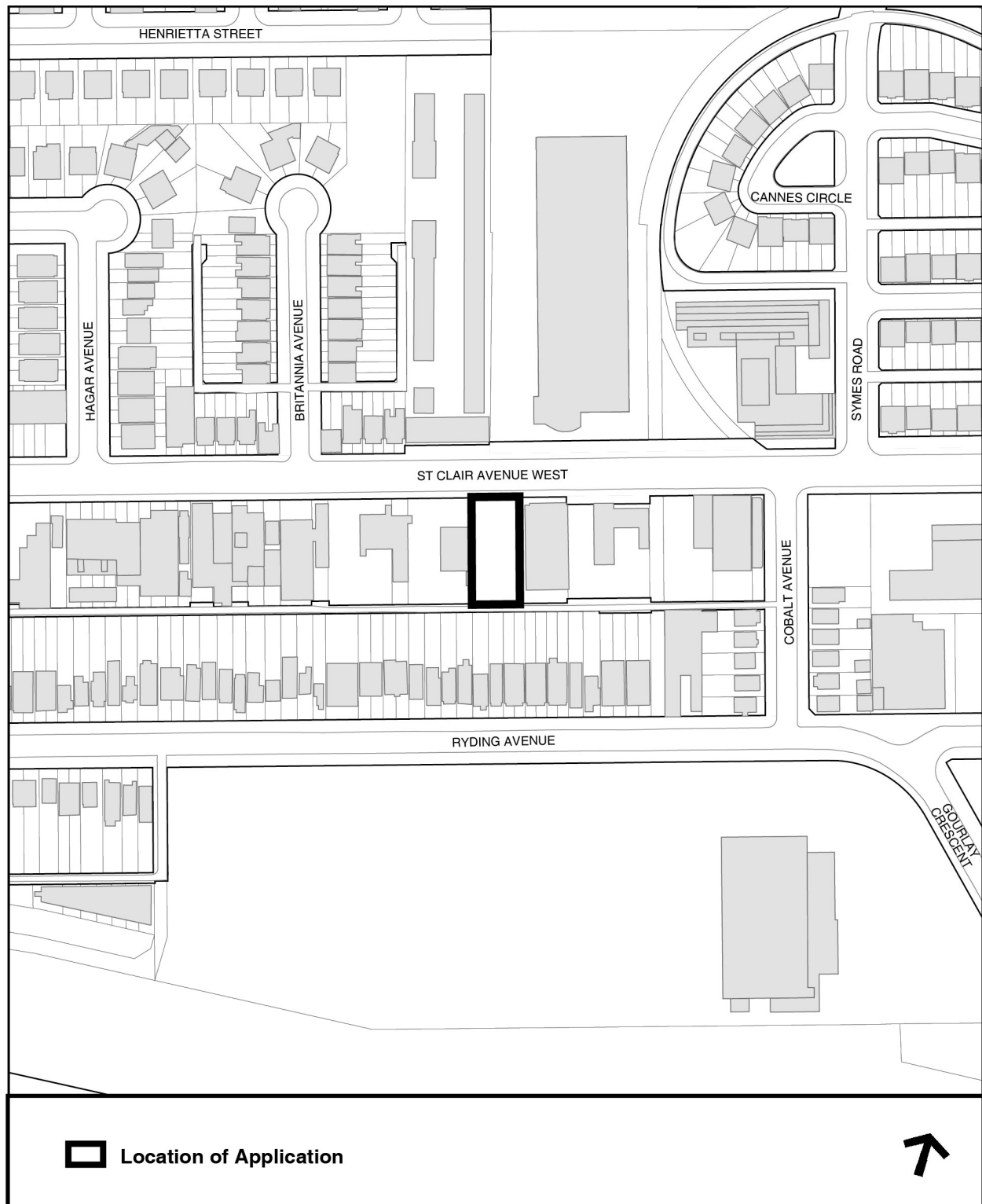
CONTACT:

Ali Meghani, Senior Planner

416-394-8236

Ali.Meghani@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

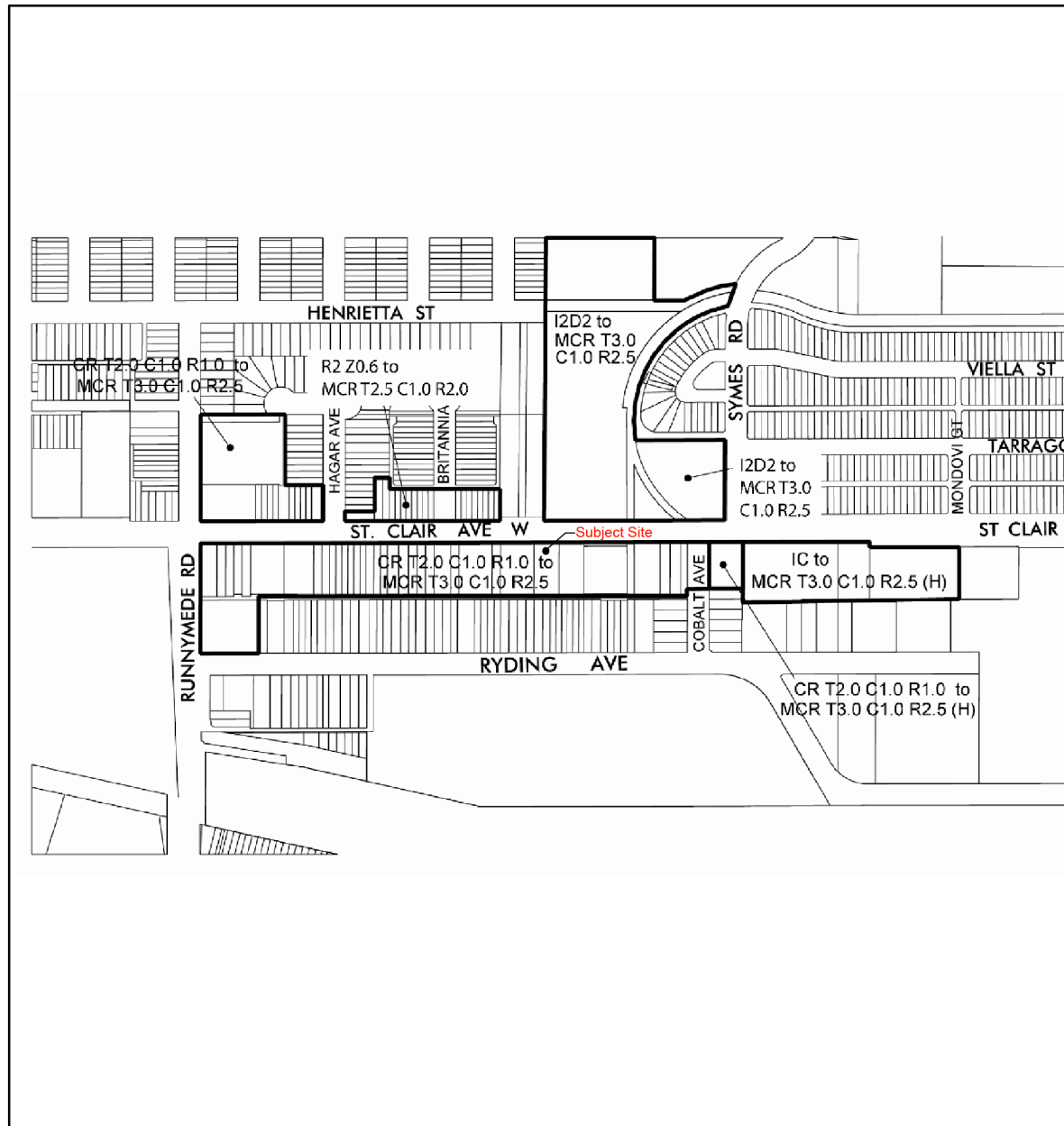
2335 St Clair Avenue West

File # 24 117894 WET 05 0Z




 Not to Scale
 Extracted: 02/26/2024

Attachment 4: Existing Zoning By-law Map



By-law No. 1170-2011

2335 ST. CLAIR AVENUE WEST

File # 24 117894 WET 05 0Z



See Former City of Toronto By-law No. 438-86

R2 Residential District
CR Mixed-Use District
MCR Mixed-Use District
I2 Industrial District
IC Industrial District

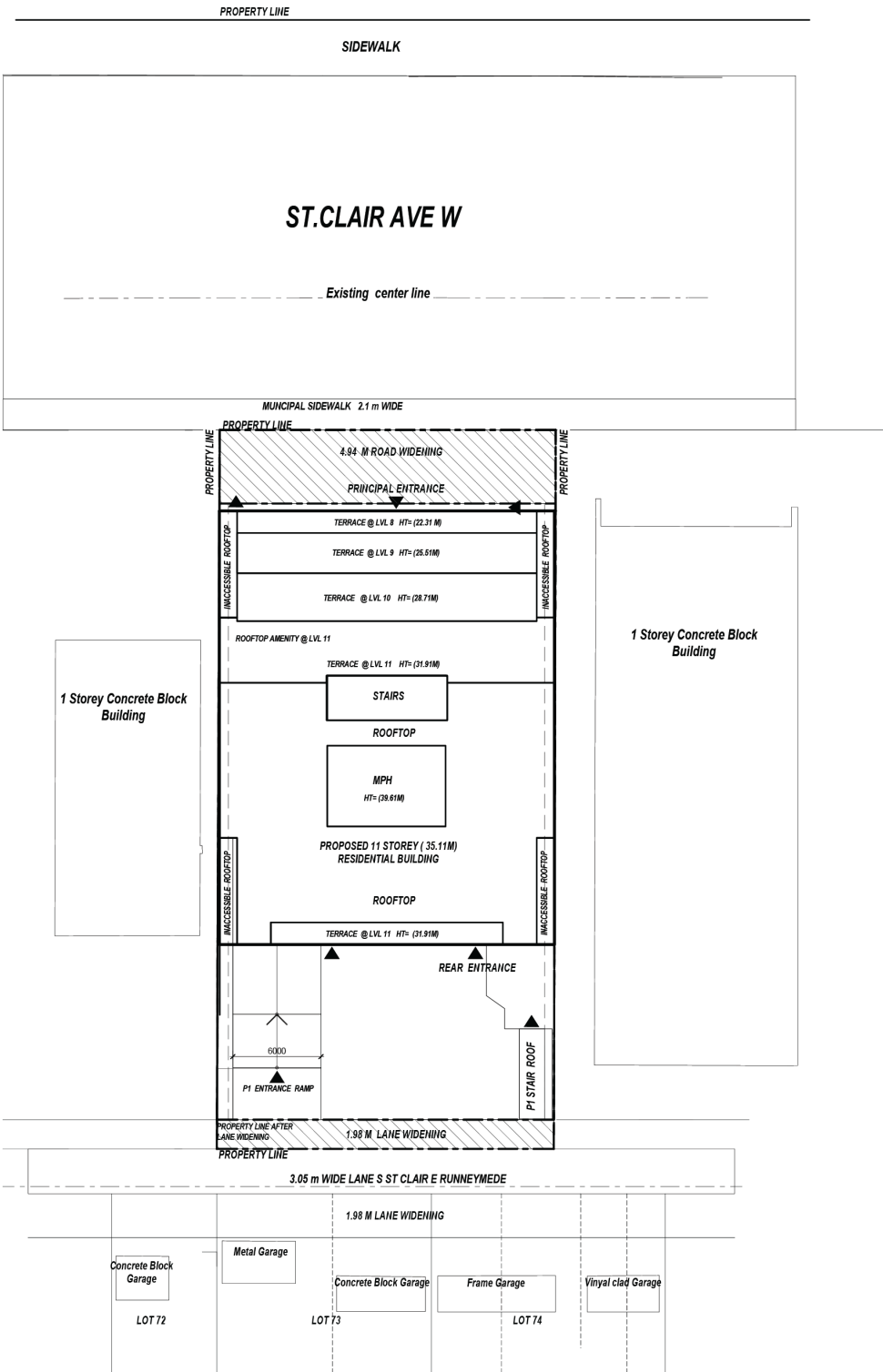


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Attachment 5: Draft Zoning By-law Amendment

Attached under separate cover.

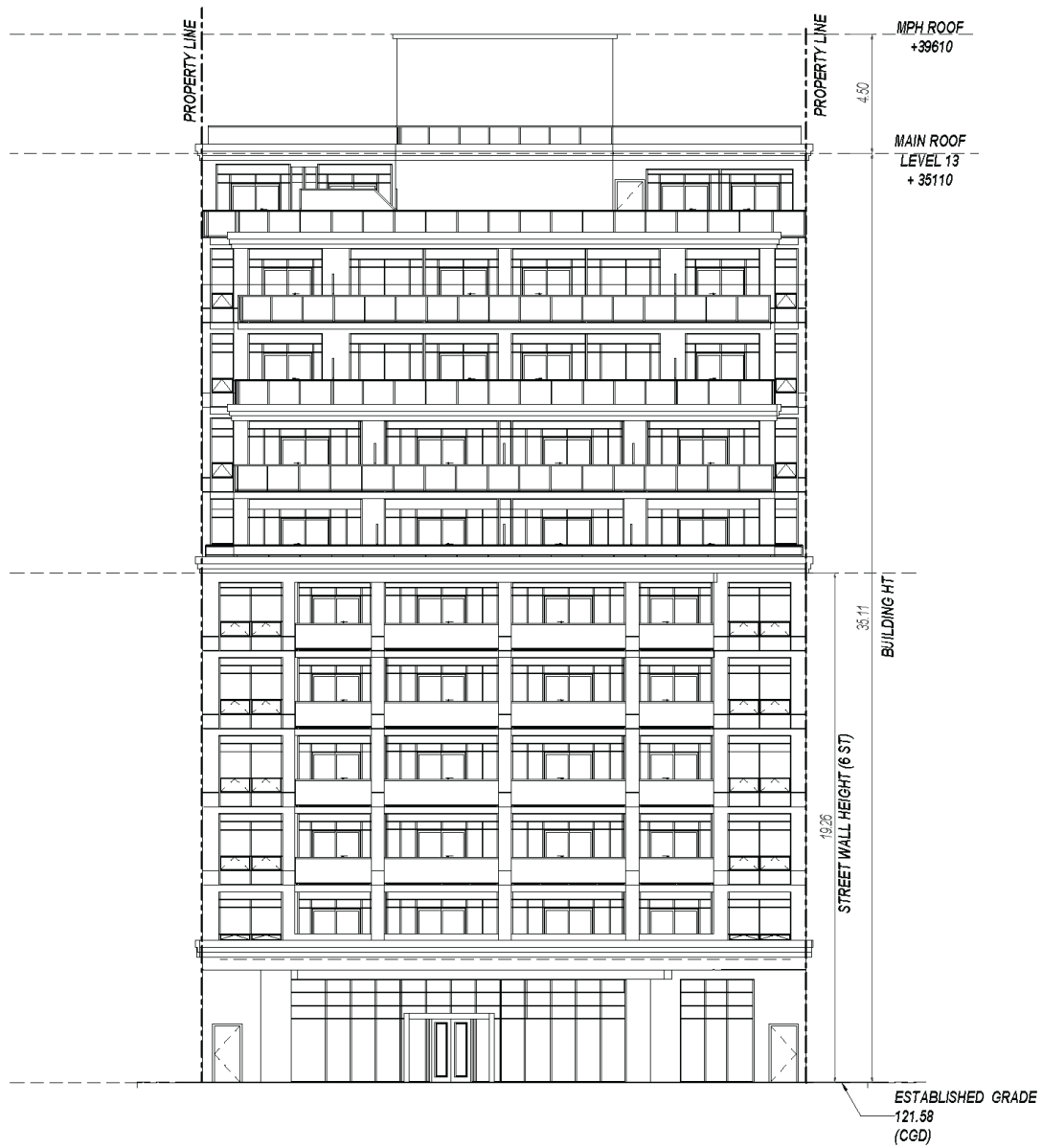
Attachment 6: Site Plan



Site Plan

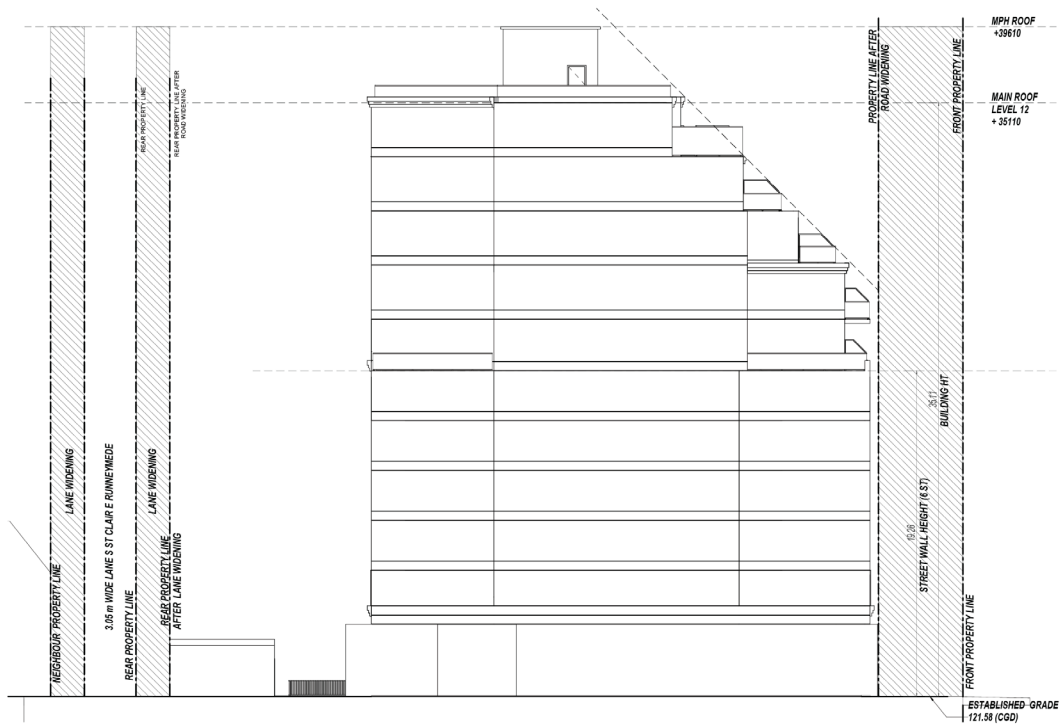


Attachment 7: North Elevations



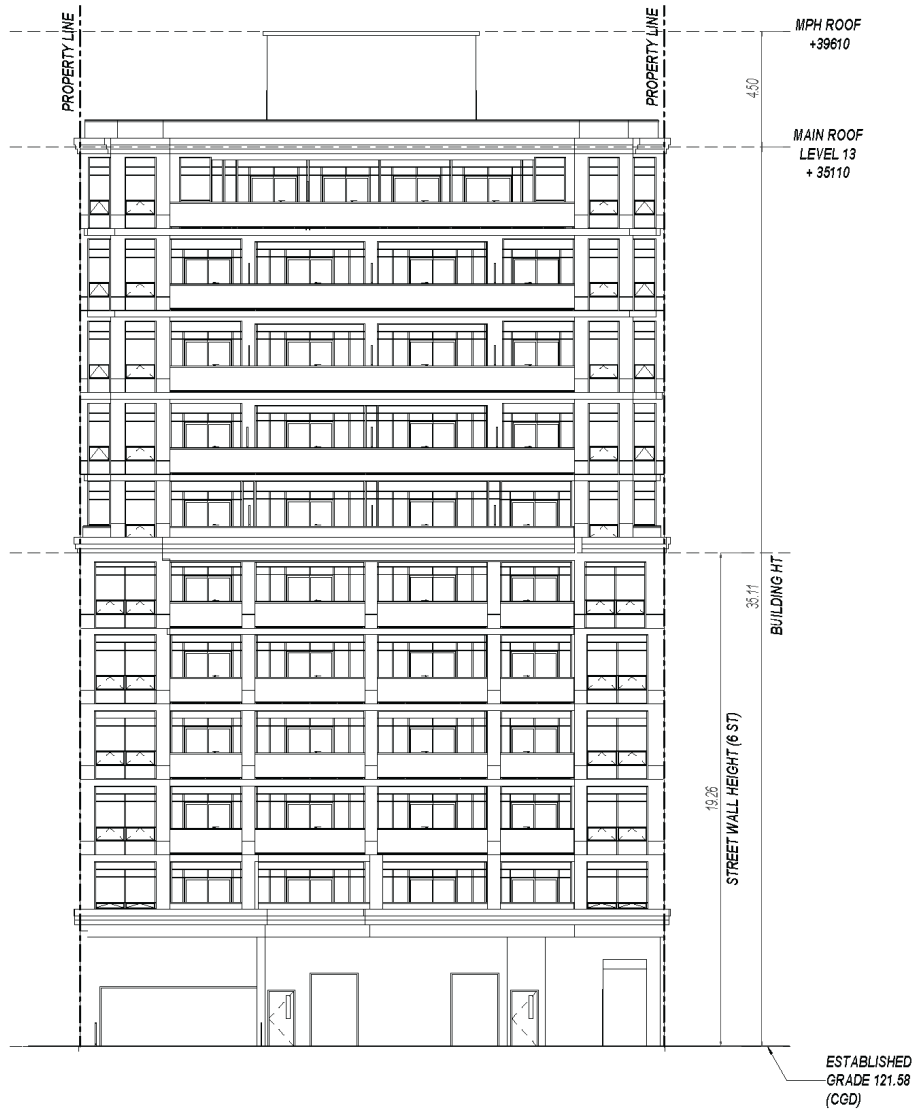
North Elevation

Attachment 8: East Elevations



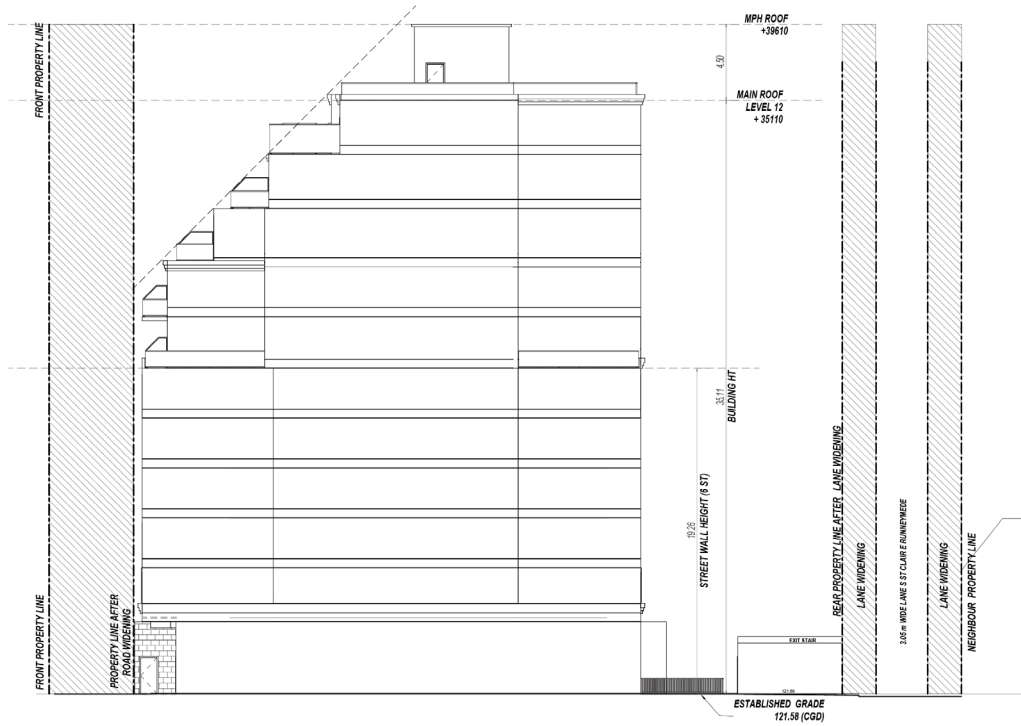
East Elevation

Attachment 9: South Elevations



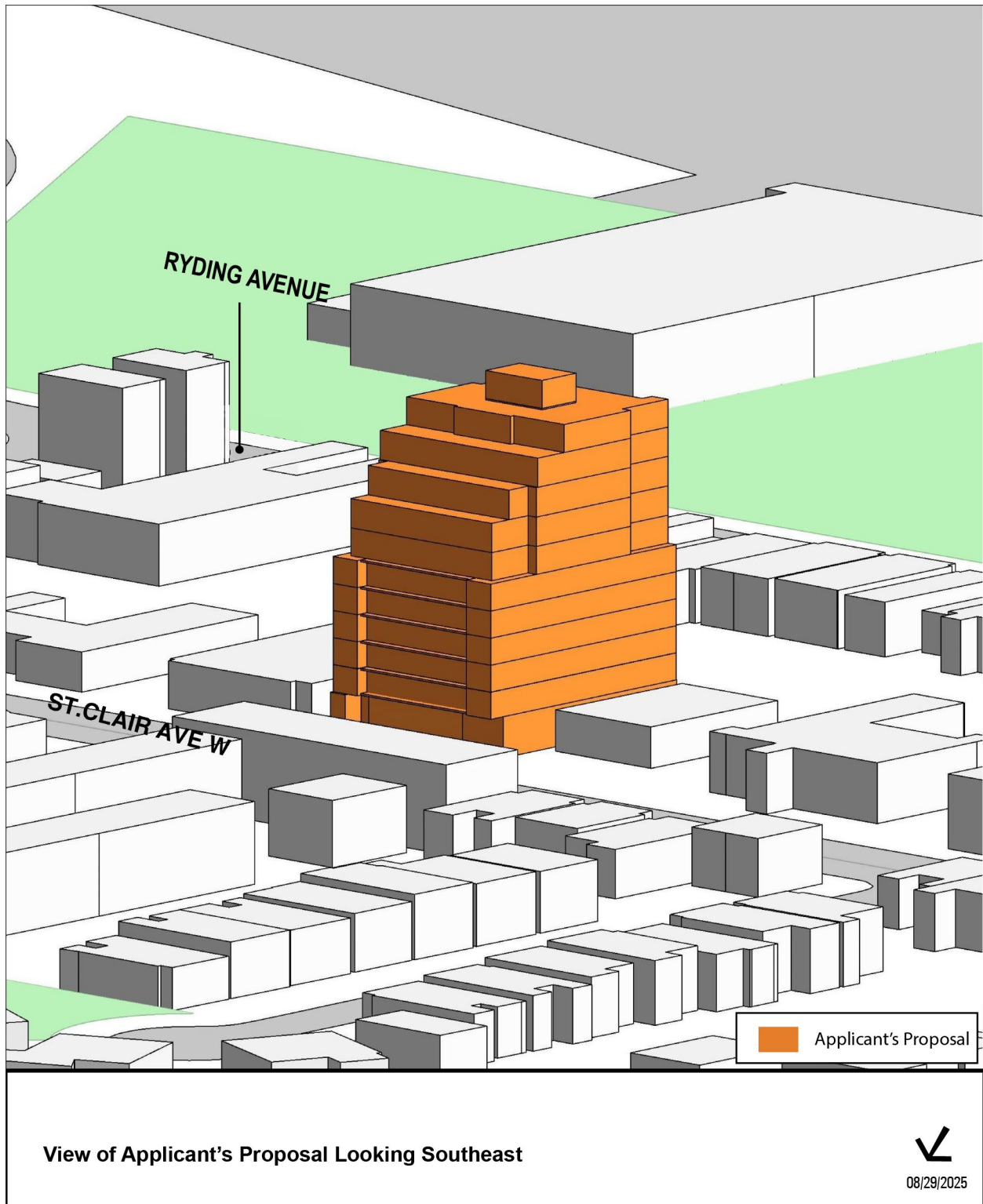
South Elevation

Attachment 10: West Elevations

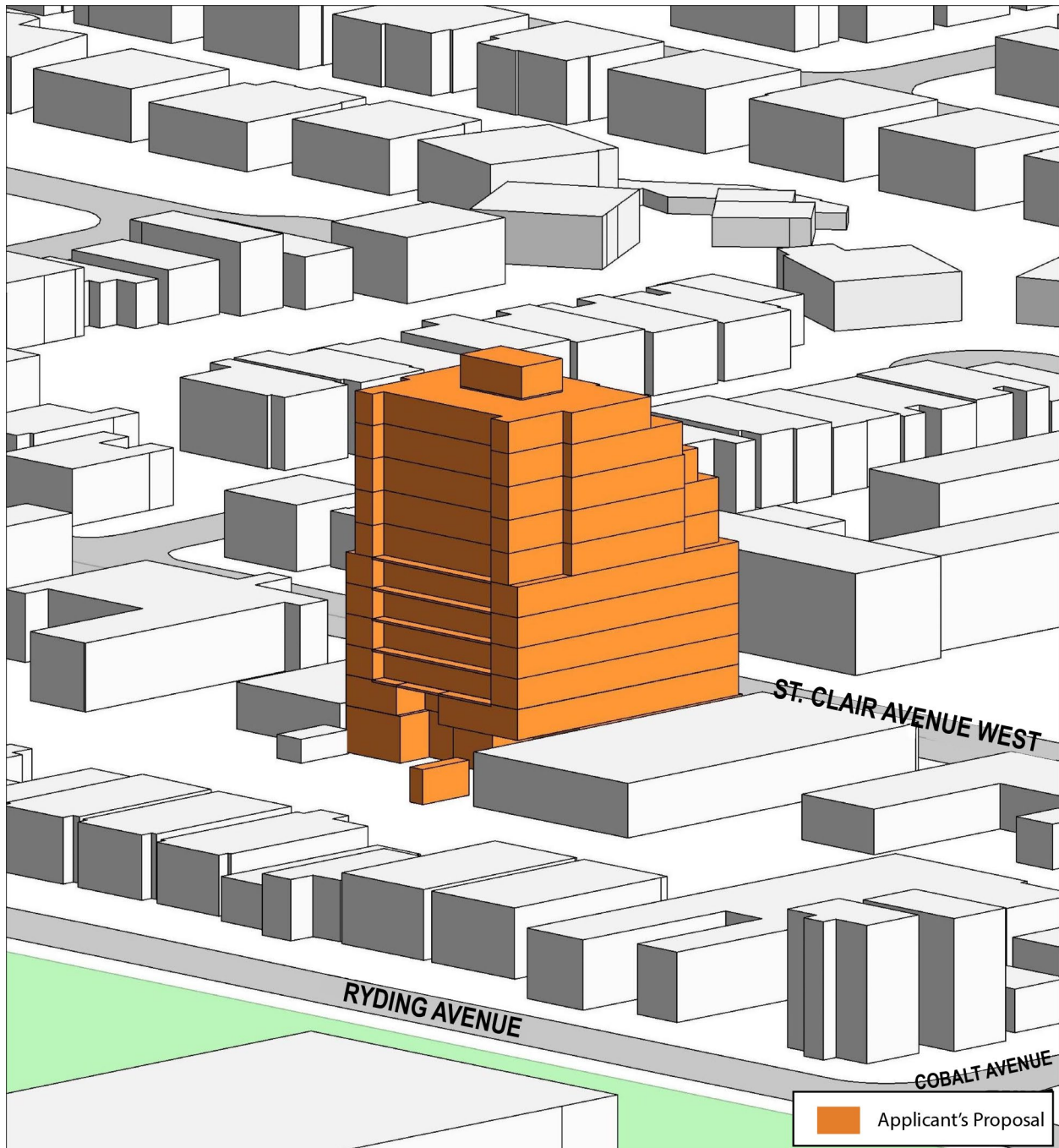


West Elevation

Attachment 11: 3D Massing Model Looking Southeast



Attachment 12: 3D Massing Model Looking Northwest



View of Applicant's Proposal Looking Northwest



08/29/2025